

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Gastonia Consortium**

State: **NC**

PJ's Total HOME Allocation Received: **\$11,025,878**

PJ's Size Grouping*: **C**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:				PJs in State: 19			
% of Funds Committed	99.50 %	95.24 %	5	97.21 %	62	65	
% of Funds Disbursed	96.54 %	89.63 %	3	90.53 %	76	79	
Leveraging Ratio for Rental Activities	2.02	6.59	14	4.97	32	26	
% of Completed Rental Disbursements to All Rental Commitments***	78.19 %	89.93 %	17	85.01 %	13	16	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.21 %	76.03 %	8	73.71 %	47	48	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	78.20 %	1	81.48 %	100	100	
% of 0-30% AMI Renters to All Renters***	90.00 %	39.03 %	2	45.54 %	97	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.28 %	1	96.14 %	100	100	
Overall Ranking:			In State: 5 / 19		Nationally: 80		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$30,636	\$10,118		\$28,248	30 Units	1.00 %	
Homebuyer Unit	\$8,447	\$11,464		\$15,487	853 Units	28.50 %	
Homeowner-Rehab Unit	\$33,423	\$24,631		\$0	66 Units	2.20 %	
TBRA Unit	\$210	\$1,523		\$3,211	2,047 Units	68.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gastonia Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$92,532	\$78,617	\$31,599
State:*	\$70,189	\$85,737	\$27,006
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 4.3 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.86

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	56.7	60.6	53.0	51.8	Single/Non-Elderly:	50.0	34.5	28.8	71.6
Black/African American:	43.3	21.9	47.0	45.0	Elderly:	40.0	2.1	39.4	9.4
Asian:	0.0	0.1	0.0	0.0	Related/Single Parent:	6.7	23.8	12.1	10.7
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	3.3	16.8	15.2	6.7
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	8.7	1.5	1.6
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.2	0.0	1.0					
Asian/Pacific Islander:	0.0	0.1	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	3.4	0.0	2.2					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	90.0	30.7	39.4	74.5	Section 8:	3.3	0.4 [#]		
2 Persons:	0.0	22.1	39.4	9.9	HOME TBRA:	30.0			
3 Persons:	6.7	17.9	13.6	11.5	Other:	56.7			
4 Persons:	3.3	10.5	4.5	3.0	No Assistance:	10.0			
5 Persons:	0.0	3.9	3.0	0.5					
6 Persons:	0.0	0.6	0.0	0.3					
7 Persons:	0.0	0.4	0.0	0.2					
8 or more Persons:	0.0	0.4	0.0	0.2	# of Section 504 Compliant Units / Completed Units Since 2001			51	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gastonia Consortium

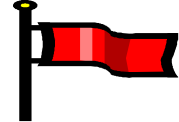
State: NC

Group Rank: 80
 (Percentile)

State Rank: 5 / 19 PJs

Overall Rank: 0
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	78.19	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	76.21	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	0.42	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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